



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the below referenced project. The IS/MND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/MND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY: Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON: Tracy Gonzalez, Associate Planner
(530) 666-8803
Tracy.Gonzalez@yolocounty.gov

PROJECT TITLE: A1-Pre Fab Use Permit (ZF#2022-0058)

PROJECT LOCATION: The project is located at the northwest corner of the intersection of State Route 16 (Woodland Avenue) and Fremont Street in the Town of Esparto.

PROJECT DESCRIPTION:

The project is a request for a use permit to improve less than one acre of a 3.83-acre parcel within the community of Esparto to operate a prefabrication business. The parcel is zoned General Commercial (C-G) and is designated Commercial General (CG) in the 2030 Countywide General Plan. The Project site is located immediately north of State Route (SR) 16/Woodland Avenue and is in an area identified by the Town of Esparto Community Plan (2019) as the Esparto Depot District which is intended to remain the community and business scenter of Esparto (APN 049-240-024). The Project proposes to change the use and occupancy of an existing 2,020 SF storage building onsite to light industrial uses. All work would be performed and completed inside the existing building and the facility will be for private use only and will not be open to the public. A commercial coach modular office unit would be located adjacent to the existing building to conduct administrative work and provide restrooms for employees.

The Project would be conditioned to connect to wastewater services provided by the Esparto Community Services District (ECSD). Site improvements would consist of improving the existing storage building for business operations, paving the parking lot and internal circulation areas, and creating the onsite detention pond, and landscaping improvements. Approximately four to six employees would be employed at the facility and the hours of operations would be from 8:00 a.m. to 5:00 p.m. Access to the Project site is currently provided via a private driveway owned by ECSD along the eastern side of the parcel. The Project would be conditioned to secure access via a permanent and irrevocable easement granted by ECSD, unless ECSD dedicates the driveway to the County as a public street prior to the issuance of a building/grading permit to change the use and occupancy of the existing 2,020 SF storage building to light industrial uses. If a permanent and irrevocable easement is not obtained, or the driveway is not dedicated to the County, then the Project would be conditioned to restrict future construction of permanent facilities within the 65-foot-wide area extending immediately north from Antelope Street to the northern end of the parcel to allow for future northern and southern access to the property, and to allow

for the potential extension of Antelope Street to alleviate potential traffic impacts resulting from the proposed Project and from future development on the site.

PUBLIC REVIEW PERIOD: A 30-day public review period of the IS/MND will commence **on Wednesday, November 13, 2024, and end on Thursday, December 12, 2024**, during which interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/MND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The IS/MND is now available for public review at the following location during normal business hours: Yolo County Department of Community Services, 292 W. Beamer Street, Woodland, CA 95695. **The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at <https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/current-projects>.** A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, is also available upon request from the Planning Division at the address or e-mail below.

The IS/MND may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

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All interested parties are invited to send written communications to the Yolo County Department of Community Services no later than the commencement of the public review period.

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised or described in written correspondence delivered for consideration before the public comment period is closed.